



**Planning Commission Minutes
Willamette Activity Center Room 8
April 17, 2018
7:00 P.M.**

1.0 Open Meeting 7:00 P.M.

Commissioners

George Custer, Chairperson
Bobbie Whitney
Jackie Taylor
Donald Reesman
Stanley Barenboim
Loren Hogue

Staff Present

Rick Zylstra, Community Services Coordinator
Jackie Taylor, Assistant Planner

2.0 Citizen Input

None

3.0 Consider Approval of Minutes

Motion: Commissioner Whitney moved to approve the minutes from March 6, 2018 with correction on page 2. Commissioner Taylor seconded the motion.

G. Custer (aye), D. Reesman (aye), B. Whitney (aye), S. Barenboim (aye), J. Taylor (aye), L. Hogue (aye). Motion carried 6-0

4.0 Action Items

4.1 Sign location variance for Harjit Singh 47693 Hwy 58 Map/Tax Lot 21-35-17-24
00200

None a) Conflicts of Interest/Exparte Contacts
b) Open Public Meeting

7:06 P.M. c) Staff Report

Rick read the staff report and the background

d) Statements in Favor

Tom Rogers, Rogers Engineering 558 SE Jackson Street, Roseburg Or 97470- He is the engineer for the project, they looked at the existing sign and location and they have reconfigured the parking to function better for the market. The area where the sign was located was an area where you could back up and hit the sign, so they wanted to take care of that issue. They moved it to the West and it won't be in vision of drivers trying to get out into the hwy.

None e) Statements in Opposition

None f) Statements in General

7:14 P.M. g) Close Public Hearing

h) Commission Discussion

Commissioner Hogue asked about the area where the sign will be, is that going to be landscaped?

Mr. Rogers said the sign will have a concrete footing so it might not be possible.

Commissioner Custer said he doesn't remember where the sign used to be.

Mr. Rogers said it was about in the middle of the property.

Mildred Cunningham asked if the sign was going to be towards the west, because it used to be right in the center.

Mr. Rogers said yes, it will be off of the highway right of way.

Commissioner Whitney asked if St. Vincent DePaul provided any comments or feedback?

Rick said no and they have had plenty of opportunity and he has spoken with Amy, the manager the day he and the Fire Chief went down there.

Commissioner Whitney asked what the Fire Chief thinks?

Rick said he recommends what we are recommending.

Commissioner Custer said he is not sure if this is a requirement but have you made sure that this is in conformance with any ODOT regulations?

Mr. Rogers said he hasn't talked to them specifically about the sign, but they did about the access locations.

Dennis Patterson 47871 W 1st Street-This relates to the ability to see down highway 58, how far do you anticipate the bottom of the sign and will this be a single pole or two?

Mr. Rogers said 10 ft and it is on a single pole, you will be able to see when pulling out onto the highway.

Commissioner Whitney said we have had some discussions about LED lights and this has an LED message center piece at the bottom. She wants to make sure we are looking at that.

Mr. Singh said it will be simple, just wording in a continuous line, no flashing.

i) Finding of Fact

Rick read the finding of fact

j) Commission Action

Motion: Commissioner Taylor moved that after completing the finding of fact, the Planning Commission approves the variance for 47693 Hwy 58 assessor's map 21-35-17-24 tax lot 200 to allow for placement of business sign located 7 ½ feet from side and 7 ½ feet from front property boundaries along with placement under 20 feet from an existing driveway. Commissioner Hogue seconded the motion.

G. Custer (aye), D. Reesman (aye), L. Hogue (aye), S. Barenboim (aye), J. Taylor (aye), B. Whitney (aye). Motion carried 6-0

5.0 Discussion Items

Commissioner Custer said he would like to have a short discussion on the issue of tiny homes. The tiny homes placed on trailers aren't classified as a home, but they can be classified as a residence?

Rick said he does not have an answer for you, there is so much going on that at the state level they don't even know what is going to end up being what. Previously a tiny home would be registered as an RV or as a manufactured home and then there is stick built homes on foundations, so there are those three categories and the one we are worried about is the RV;s and manufactured homes.

The state of Oregon threw another interesting piece out there that an RV cannot have wooden siding or a pitched roof. It's really confusing at the moment. Commissioner Custer said he understands that one of the concerns was that most of these have loft beds and that is against regulations.

Rick said the ladder to the loft beds was against regulations.

Commissioner Custer said so other than calling them tiny homes we don't really have a real definition of what they are.

Rick said no, there is no definition, not from the state level.

Commissioner Whitney said what she would like to see is the final house bill 2737, what she was looking at said it was effective January 1st, but she would like to see if it is final.

Rick asked if that was the one that had the loft and ladder issues?

Commissioner Whitney said yes, from the fire safety side, they were concerned about how quickly one of these can become engulfed.

Rick said one thing to keep in mind with this is that we are talking building code requirements. If the state says this is the building code requirements then we have to follow suit. We can do placement of said structures, not how they are built.

Commissioner Custer asked if we are looking to develop our own definitions or should we wait, personally he doesn't care one way or another, tiny homes can be fine or they can be a problem. We need to be prepared for this discussion sooner rather than later. There is a lot of talk out there and it is trickling down to Oakridge.

Scott Peterson said if something is on wheels that it is equivalent to someone sleeping in a trailer on their property. If they are allowed they should be on permanent foundations and he believes there should be CC & R's as far as minimum square footage. There was a reason we went to 960 sq ft on manufactured homes, to eliminate single wide trailers. If we keep allowing little homes in this town we are going to devalue property values, if you put a 500 sq ft house next to a 2000 sq ft house and a bunch of 500 sq ft's the values of the properties become more of what the value of the lowest common denominator are in the neighborhoods.

Commissioner Custer said those are very good comments, we have to look at the long term benefit for the entire city. We have a lot challenges here, this is kind of flying in the face of building a home, establishing yourself and now we have people who want tiny homes and think if they want to pick up and leave tomorrow they can do that. What kind of investment are they really making in terms of home ownership?

Rick said he agrees with that to a point, not all tiny homes are meant to be moved after it's built.

Rick Wiemholt 47699 W 2nd St- When he was putting six of these on his property in California back in the 70's they had to wait four years because the counties put a block on these because they had never seen these and because the state had not yet created definitions of what a mini home was. He agrees, before you can do anything you have to make sure the state gives you your definitions because they changed on him in 1980. Without the definitions you are blowing smoke in the wind.

Rick said he feels like we might be losing out on a certain population if we just close our eyes to the allowance of tiny homes. The up and coming generations do not want the 2000 sq ft homes, tiny homes have been around forever, they were called cottages and bungalows.

Commissioner Custer said he knows we need to go forward on this, whether it be a fad or not, it needs to be answered.

Rick said the things that we can talk about it is requiring sewer and water, design standards, RV's and which category they fall in to that we are going to accept. The things we are already accepting are ADU's (Accessory dwelling units) we could end up with hundreds of them right now and there is nothing we can do about it just because our current code allows that.

There will be a work session on May 7th at 6:00 pm in the conference room at city hall.

6.0 Announcements

None

Meeting Adjourned 7:55 P.M.

Signed:

George Custer Chairman Date

Attest:

Susan LaDuke City Recorder Date